

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
MEMORANDUM

DATE: March 1, 2012

TO: Lauren Murphy, Project Manager

FROM: Brian Fish, Planner, Zoning

THROUGH: Mark Stultz, Assistant Zoning Administrator

CASE NUMBER AND NAME: CAPP-2012-0004, McMaster

TAX MAP/PARCEL NUMBER: /45//41/////3/

PIN/MCPI: 455-30-2467

Staff has reviewed the referral materials for a proposed single-family detached dwelling in the Goose Creek Historic District, to be heard at the March 12, 2012 meeting of the Historic District Review Committee. The property is zoned AR-1 (Agricultural Rural - 1) under the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"), and contains 10.53 acres. The property contains areas of steep slopes, and is therefore subject to the standards contained in Section 5-1508 of the Ordinance. The subject property has common boundaries with 8 other properties, all of which are also located within the AR-1 District.

Materials submitted by the Applicant indicate that the proposed single-family home is to be located 175 feet from the nearest property line and will comply with all applicable setbacks and yard requirements. Due to the presence of steep slopes on the subject property, Locational Clearance must be obtained prior to the issuance of any Zoning Permits, pursuant to Section 5-1508(F) of the Ordinance. Provided the Applicant obtains Locational Clearance from the Department of Building and Development, there are no Zoning issues with this application.